

Midwest Land Management and Clinton Jones

LAND

# AUCTION

Tuesday, October 9, 2012 at 10:00 A.M.

**38 ACRES** More or Less **Douglas Township, Clay County, IA**

**Sale Location:** Greenville Community Center, Greenville, IA

**Property Location:** ½ mile west of Greenville, IA and 2½ miles south on Hwy. 71



**Legal Description:** The Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section Twelve (12), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA.

**Avg. CSR:** 66.0

**Avg. CSR (2):** 71.2

**Total Acres:** 38.0 ac. m/l

**Taxable Acres:** 36.8 ac.

**Real Estate Taxes:** \$700 Annually

**FSA Information:**

Tillable Acres 27.7 ac.

Corn Base 22.2 ac.

Soybean Base 5.5 ac.

DD/CC Yield 110/110 bu.

DD/CC Yield 31/31 bu.

**Auctioneer's Note:** Midwest Land Management is pleased to be selling the historic "Goat Hill Farm" at public auction. This small farm is located within close proximity to local grain markets in nearby Rossie, Royal and Greenville. The Goat Hill Farm is a unique blend of row crop acres and upland grass hills.

**Terms:** 10% earnest money down day of sale. Balance due at closing on December 15, 2012. Real estate taxes to be prorated to December 31, 2012. Possession will be given upon closing. All final bids are subject to approval of Seller.

**Linda Marsh, Owner**

**Auctioneers:** Clinton Jones 712-363-3522 and Ben Hollesen 712-253-5779

**For More Information Call 712-262-3110**

**Midwest Land Management and Real Estate, Inc.**

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**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.